



57 Balmoral Drive, Kirkcaldy – KY2 5QT

Kirkcaldy

Offers Over £169,995





57 Balmoral Drive

Kirkcaldy, Kirkcaldy

New for sale a Beautiful Extended Semi Detached Bungalow in highly desirable location. Award Winning Home Sweet Home Sweet Home Estate Agents Fife are pleased to offer for sale a superb flexible home comprising Vestibule - Lounge - Dining Kitchen- Conservatory - Two Double Bedrooms - Modern Shower-Room. Benefitting from DG- GCH - EPC C - HOME REPORT £175,000. Externally features low maintenance front garden, resin driveway & generous private enclosed rear garden. View Now!
Council Tax band: C

Tenure: Freehold

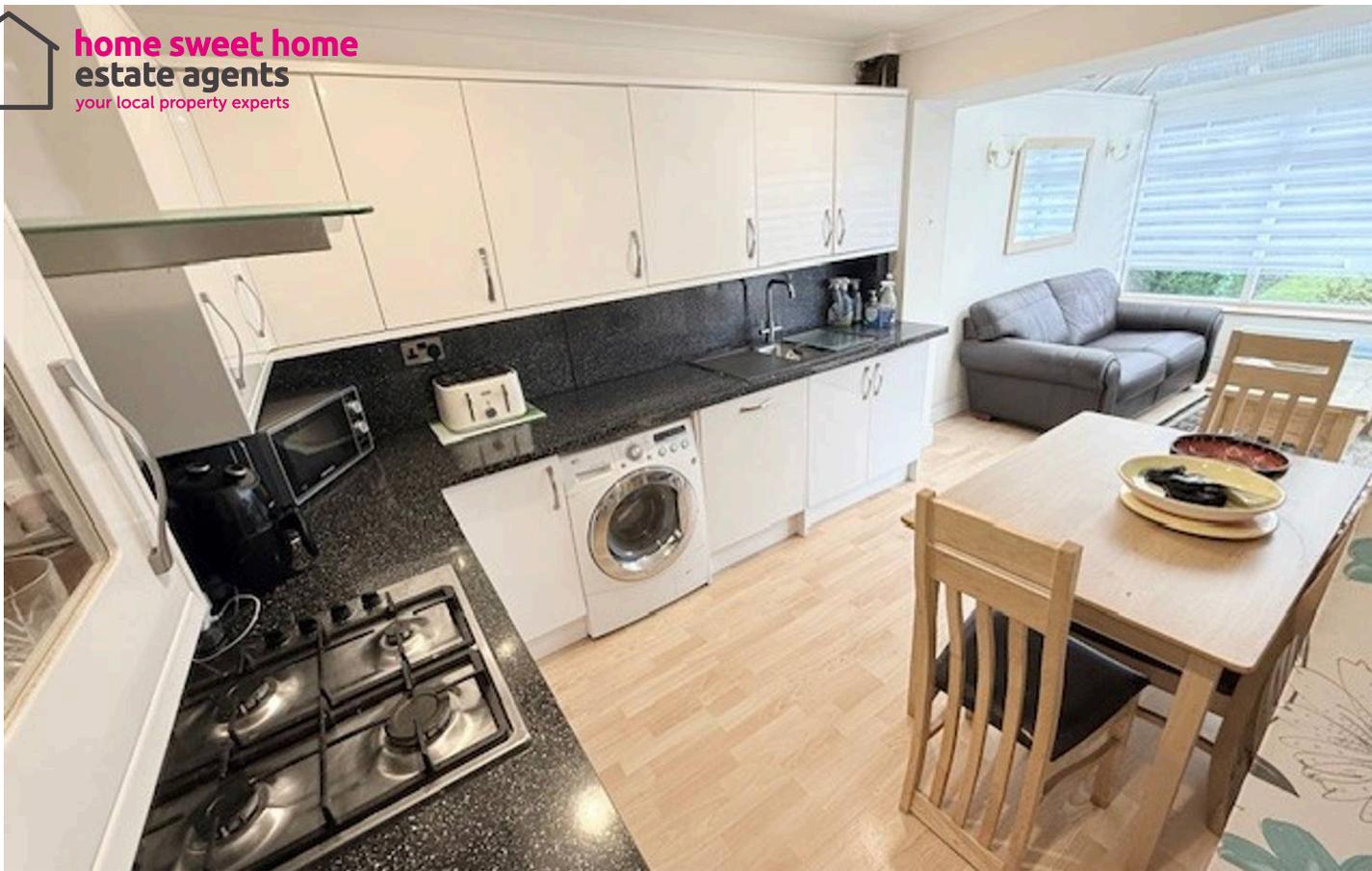
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- BEAUTIFUL EXTENDED SEMI DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- RESIN DRIVEWAY
- GENEROUS PRIVATE MATURE GARDEN
- BRIGHT LOUNGE
- DINING KITCHEN - CONSERVATORY
- MODERN SHOWER-ROOM/WC
- DG- GCH - EPC C - HOME REPORT £175,000
- VIEWING HIGHLY RECOMMENDED



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GARDEN

OFF STREET

4 Parking Spaces

Resin driveway.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	70	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	70	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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